

143.0

0002

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
734,400 / 734,400
734,400 / 734,400
734,400 / 734,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRAVES JOANNA	
Owner 2:	
Owner 3:	
Street 1: 14 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GRAVES JOANNA & -	
Owner 2: ABBOTT HILTON M & LINDA Y -	
Street 1: 14 PINE RIDGE RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

101	One Family	4600	Sq. Ft.	Site	0	80.	1.21	9													

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			92410
101	4600.000	288,000		446,400	734,400		Legal Description			GIS Ref
Total Card	0.106	288,000		446,400	734,400		Entered Lot Size			GIS Ref
Total Parcel	0.106	288,000		446,400	734,400		Total Land:			Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	510.18	/Parcel:	510.18	Land Unit Type:			06/09/18

PREVIOUS ASSESSMENT							Parcel ID	143.0-0002-0002.0		!11071!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	288,000	0	4,600.	446,400	734,400		Year end	12/23/2021	
2021	101	FV	279,500	0	4,600.	446,400	725,900		Year End Roll	12/10/2020	
2020	101	FV	279,600	0	4,600.	446,400	726,000	Year End Roll	12/18/2019		
2019	101	FV	227,400	0	4,600.	418,500	645,900	645,900	Year End Roll	1/3/2019	
2018	101	FV	227,200	0	4,600.	346,000	573,200	573,200	Year End Roll	12/20/2017	
2017	101	FV	227,200	0	4,600.	318,100	545,300	545,300	Year End Roll	1/3/2017	
2016	101	FV	227,200	0	4,600.	290,200	517,400	517,400	Year End	1/4/2016	
2015	101	FV	214,600	0	4,600.	284,600	499,200	499,200	Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
GRAVES JOANNA &	72408-489	1	4/2/2019	Convenience	99	No	No				
GRAVES ELIZABET	67279-79		5/19/2016	Family	28,500	No	No				
BRUTTI RICHARD	60363-259		10/30/2012	Bankrupcy	493,000	No	No				
BRUTTI RICHARD	30185-469		5/19/1999	Family	215,000	No	No				
BRUTTI RICHARD/	25292-334		4/19/1995		215,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
10/5/2005	922	Redo Bat	17,700	C		G7	GR FY07	INST 5 WNDWS, EXT	6/9/2018	MEAS&NOTICE	HS	Hanne S				
9/29/2005	892	Re-Roof	6,400	C					2/3/2009	Measured	372	PATRIOT				
									4/26/2000	Inspected	264	PATRIOT				
									7/22/1996		PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good			OF=SINK IN BMT.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frl: 1	Rating: Good			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1930	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G7		Fact: .		Floor:				Totals	RMs: 7	BRs: 2	Baths: 1	HB									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				Phys Cond: AG - Avg-Good	26. %			Interior:	1	7	2	M									
Avg Ht/FL: STD				Functional:		%		Additions:													
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:													
Sec Int Wall:		%		Special:		%		Baths:													
Partition: T - Typical				Override:		%		Plumbing:													
Prim Floors: 3 - Hardwood				Total: 26.4 %				Electric:													
Sec Floors: 4 - Carpet	40 %			CALC SUMMARY				Heating:													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				General:													
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES													
Bsmnt Gar: 1				Const Adj.: 0.98598063				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Adj \$ / SQ: 179.695																	
Insulation: 2 - Typical				Other Features: 76050																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																	
Heat Type: 5 - Steam				NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 391319																	
Solar HW: NO	Central Vac: NO			Depreciation: 103308																	
% Com Wal	% Sprinkled			Depreciated Total: 288011																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
Make:								Juris. Factor: 1.00	Before Depr: 179.69												
Model:								Special Features: 0	Val/Su Net: 118.57												
Serial #:								Final Total: 288000	Val/Su SzAd: 200.07												
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 143.0-0002-0002.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc					